

AGENDA

**Aldermanic Chambers, Second Floor,
City Hall, 93 Highland Avenue,
Wednesday, October 8, 2003**

DECISIONS 6:00 P.M. followed by HEARINGS

127 Pearson Rd. The Applicant and Owner, Charles Breen, is requesting that the Board consider revisions to the original approved plans, appeal #2003-14, be considered minor and approved as presented (SZO §5.3.8). Residence A (RA) zoning district. ***MJ made a motion to approve as a minor revision, HF seconded the motion, motion carried (5-0) PE, MJ, HF, RD, MS.***

9-11 Aldersey St. The Owner, G&T Realty Associates & Applicant, Gerard Meehan, seek to convert an existing three-family to a five-family, as well as construct two, three unit townhouses, for a total of eleven units. The Applicant has been cited under §4.4.1, §4.5.3, §7.2, §7.3 and §7.11.1.d of the S.Z.O. The Applicant is also making appeal under §3.1.9. of the S.Z.O. RA zone. ***No testimony taken, case continued to next hearing October 22, 2003.***

60 Tufts St. The Applicant, Sanctuary Realty LLC, is requesting that the Board consider revisions to the original plans for the project (1998-29 and 1999-34) be considered minor and approved as presented. ***The Board voted on the following:***

1) South Elevation - A4.1- Replace arched window located in the rear egress stairwell with stucco infill to match newly constructed stucco surfaces.

HF motion to deny RD seconded, request denied (5-0) PE, MJ, HF, RD, MS.

2) South Elevation - A4.1 - Replace full height steel baluster railings on Unit 11 and Unit 13 with solid balustrade stucco wall capped with a 6" round steel horizontal railings. ***HF motion to approve, RD seconded, request approved (5-0) PE, MJ, HF, RD, MS.***

3) South Elevation - A4.1 - New brick face under roof ridge of south elevation to be changed to the Exterior Insulation Finish System (Stucco) used throughout the façade of the building. ***HF motion to deny, RD seconded, request denied (5-0) PE, MJ, HF, RD, MS.***

4) South Elevation - A4.1 - Eliminate garage opening at lower parking deck as reflected on A2.0 Entry Level Floor Plan.

5) South Elevation - A4.1 - Enlarge window size from 3'0" x 3'0" to 6'0" x 6'0" at second level over main entry.

6) South Elevation - A4.1 - First Floor Level Plan - A2.1 - Eliminate wood privacy fencing on upper parking deck at Unit 8 and Unit 7 entries.

7) South Elevation - A4.1 - Add two (2) additional 3' x 3' windows at second level, unit 14. .

8) West Elevation - A4.1 - Eliminate two 3' x 3' windows below roof line in stucco façade due to structural steel constraints at proposed openings.

HF made a motion on items # 4-8 to approve, RD seconded, requests approved (5-0) PE, HF, MJ, RD, MS.

9) West Elevation - split face block parapet wall facing the railroad tracks - paint to match the stucco finish on the other two sides of the parking structure.

HF made a motion to approve the added condition #9, RD seconded, request approved (5-0) PE, HF, MJ, RD, MS.

Proposed Revisions to the Landscaping Plan:

- 1) Replace honey locust trees burning bush shrubs due to height constraints created by upper parking deck cantilever at southern end of property.
- 2) Delete perma-fused green chain link fence at west side of property abutting railroad tracks. Existing fence is owned and maintained by railroad.
- 3) Entryway to be poured in place concrete verses brick pavers for purposes of winter maintenance..
- 4) Eliminate 30" high iron picket fence at East side of building.
- 5) Eliminate bench at entry to eliminate loitering and congregating.

HF made a motion to approve # 1-4 and then #5, RD seconded, motion carried, (5-0) PE, MJ, HF, RD, MS.

70 Lowell St. Applicant & Owner, Fedele Muzzioli seeks a special permit with site plan review under §7.2 to construct a second principle structure, a 2 unit dwelling, RB zone. ***Request to Withdraw Without Prejudice approved. MJ made a motion to approve, HF seconded, motion carried (5-0) PE, MJ, HF, RD, MS.***

230 Somerville Ave. Applicant & Owner TYR Two Realty Trust seeks a special permit to alter a nonconforming structure to convert the 2nd floor of an existing commercial building to 3 dwelling units (SZO §4.4.1). BA zone. ***Alderman Heuston asked the Board if she could meet again with neighbors and return to the Board the following meeting regarding the Applicant's plans submitted to the Board at the meeting. The Board allowed the request and will meet on October 22, 2003 to render a decision.***

205 Broadway Applicant and Owner, Maurice Haddad seeks a special permit in order to raise and rebuild an existing billboard (SZO §4.4.1). Business A (BA) zoning district. ***Agent for the Applicant, Robert D'Auria told the Board that he was seeking a continuance. Meetings with state officials were pending and he would be able to return to the Board at their next hearing with the results. The Applicant was asked to return on October 22, 2003. MJ made a motion to allow the continuance and extend the time limits on the decision until November 12, 2003. RD seconded the motion. Approved (5-0) PE, MJ, HF, RD, MS.***

26 Bow St. Applicant & Owner, James McGinnis seeks a variance from the requirements of SZO §10.7.1 in order to construct a 9' high fence. CBD zone. ***MJ made a motion to approve, seconded by RD, motion carried (5-0) PE, MJ, HF, RD, MS.***

745 Somerville Ave. Applicant, Porter Village LLC, Owner, Cedar Realty Trust, Agent, Richard G. DiGirolamo. The Applicant seeks a special permit to alter a nonconforming

structure (SZO §4.4.1), in order to add porches and a third floor addition to a residential structure. RB zone. ***Continued to next meeting October 22, 2003.***

751 & 751 Rear Somerville Ave. Applicant, Porter Village LLC, Owner, Cedar Realty Trust, Agent, Richard G. DiGirolamo. The Applicant seeks two special permits to alter nonconforming structures (SZO §4.4.1), in order to add dormers, porches, and third floor additions to two separate residential structures on the lot. RB zone. ***Continued to next meeting October 22, 2003.***

44 Park St. Applicant, 44 Park Street, LLC (formerly, Emerald Development Group, Inc.); Owner, Maldemar, LLC. The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct fifty-six (56) residential units. The Applicant is subject to Affordable Housing under the SZO, §13.5. RC zone. ***Agent for the Applicant, Attorney Richard DiGirolamo asked the Board if the matter could be continued until the next hearing, this case was pending recommendation from the Planning Board. No testimony taken, case continued until October 22, 2003.***

962-964 Broadway Applicant & Owner, Marlene Smithers seeks a special permit to convert from one nonconforming use to another (SZO §4.5.1), from an exercise studio to a women's clothing store. RA zone. ***MJ motion to approve, HF seconded, motion carried (4-0) PE, MJ, HF, RD.***

Meeting adjourned 7:10 p.m.